139.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,127,500 / 1,127,500
					USE VALUE:	1,127,500 / 1,127,500
					ASSESSED:	1,127,500 / 1,127,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAEUFER KATRIN HEDWIG &	
Owner 2:	SCHARMER CLAUS OTTO	
Owner 3:		
Street 1:	19 LINCOLN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN & -
Owner 2:	DOLAN SARA & DAVID -
Street 1:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,034 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1960 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8034.000	527,300	5,300	594,900	1,127,500
Total Card	0.184	527,300	5,300	594,900	1,127,500
Total Parcel	0.184	527,300	5,300	594,900	1,127,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.26 | /Parcel: 575.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 89013

GIS Ref

GIS Ref

Insp Date 12/18/08

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	527,400	5300	8,034.	594,900	1,127,600	1,127,600	Year End Roll	12/18/2019
2019	101	FV	390,300	5300	8,034.	628,000	1,023,600	1,023,600	Year End Roll	1/3/2019
2018	101	FV	390,300	5300	8,034.	462,700	858,300	858,300	Year End Roll	12/20/2017
2017	101	FV	390,300	5300	8,034.	442,900	838,500	838,500	Year End Roll	1/3/2017
2016	101	FV	390,300	5300	8,034.	409,800	805,400	805,400	Year End	1/4/2016
2015	101	FV	370,100	5300	8,034.	343,700	719,100	719,100	Year End Roll	12/11/2014
2014	101	FV	370,100	5300	8,034.	335,800	711,200	711,200	Year End Roll	12/16/2013
2013	101	FV	370,100	5300	8,034.	319,900	695,300	695,300		12/13/2012

!10723!

PRINT

Date	Time
12/11/20	01:00:08

LAST REV

Date	Time
09/23/09	09:38:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10723

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN SARA & DA	44682-333		2/23/2005		790,000	No	No		
DOLAN DAVID/SAR	44225-322		12/2/2004	Family	1	No	No		
DOLAN DAVID/SAR	35320-451		4/23/2002	Family	1	No	No		
NYBER JONATHAN	32349-362		2/9/2001	Family	1	No	No		
LEAK WILMET S	32032-206		11/15/2000		400,000	No	No		
	12292-424		9/21/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2001	91	Alterati	2,000	C				ADD 3 SKYLIGHTS
1/9/2001	9	Add Bath	15,000	O				ADD BATH 3RD-REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2008	Meas/Inspect	163	PATRIOT
3/16/2006	Info Fm DEED	BR	B Rossignol
6/6/2000	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8034		Sq. Ft.	Site		0	90.	0.82	10									594,919						594,900	

Total AC/HA: 0.18444 | Total SF/SM: 8034 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 594,919 | Spl Credit | Total: 594,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24490082
Const Adj.:	0.98745072
Adj $ / SQ:	159.806
Other Features:	109250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	591102
Depreciation:	63839
Depreciated Total:	527263

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

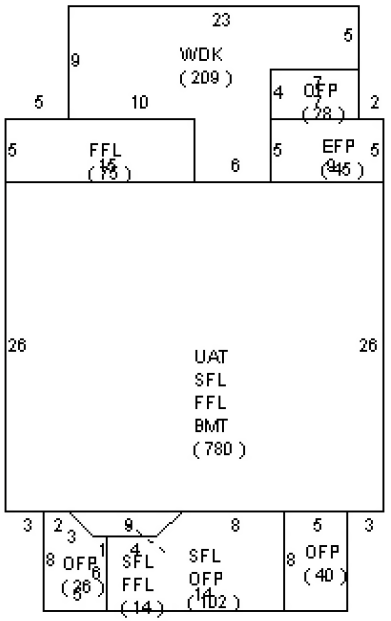
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	212.54
Special Features:	0	Val/Su Net:	187.65
Final Total:	527300	Val/Su SzAd	298.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	896	159.810	143,186
FFL	First Floor	869	159.810	138,872
BMT	Basement	390	47.940	18,697
WDK	Deck	209	10.650	2,226
OFP	Open Porch	206	24.200	4,986
UAT	Upper Attic	195	123.050	23,995
EFP	Enclos Porch	45	71.690	3,226
	Net Sketched Area:	2,810	Total:	335,188
Size Ad	1765	Gross Are	3785	FinArea 1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1930	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300